



## High-Profile Magill Road Tenancy Opportunity

Asking Rent: \$55,000 p.a. plus outgoing & GST.

Outgoings: \$10,993 p.a. plus GST

Expected Terms: 5 years with options: agreed by parties

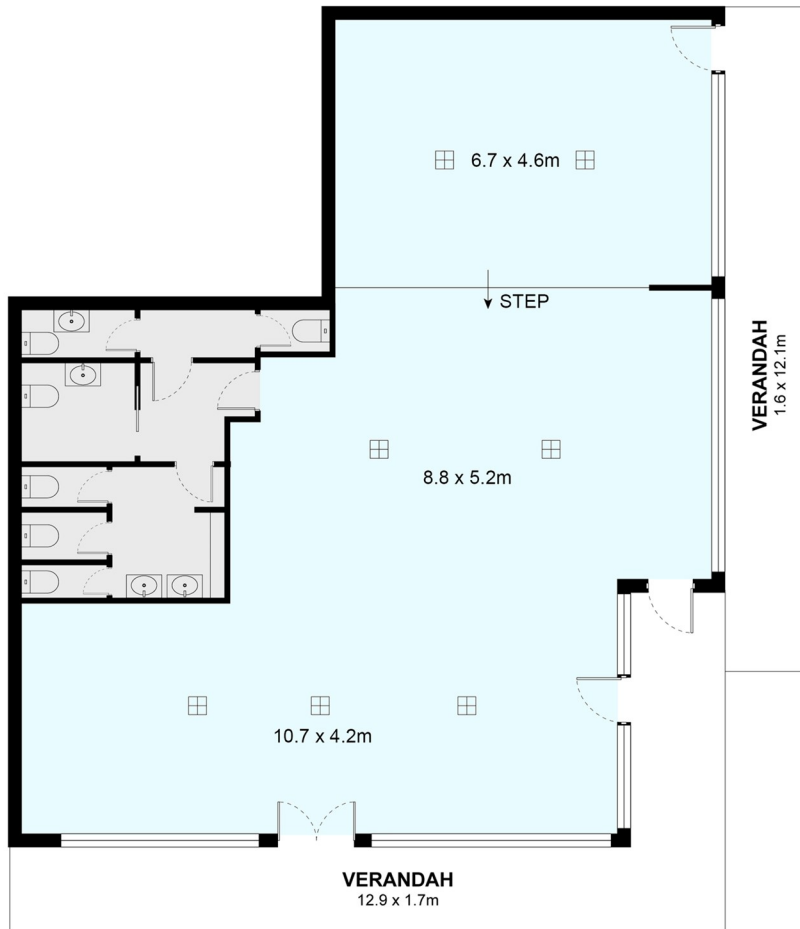
Lettable Area: Approx. 150sqm

Parking: Multiple on-site parking

Zoned: Suburban Activity Centre (SAC)

### **For Lease** Contact Agent

- Part of the well-recognised Magill R Medical Centre alongside ClinicalLabs
- Rear access and multiple onsite car parks for staff and visitors, accessible from both Magill Road and Penfold Road
- High exposure to busy Magill Road with excellent signage opportunities
- Close to everyday amenities including Foodland Magill, Romeo's IGA, The Tower Hotel, and numerous cafés and eateries
- Located within a premium suburban hub with strong demographics and consistent demand for health and professional services



**562 Magill Road, Magill SA 5072**

**Disclaimer:** The information & figures obtained within this document have been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice. Measurements are approximate.

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